

FLU APPENDIX III: DEFINITIONS

These definitions apply to all elements.

Term or Phrase	Definition Text
100-year flood	This is calculated to be the level of flood water expected to be equaled or exceeded every 100 years on average. The 100-year flood is more accurately referred to as the 1 percent flood, since it is a flood that has a 1 percent probability of being equaled or exceeded in any single year. Thus, the 100-year flood could occur more than once in a relatively short period of time. Based on the expected flood water level, a predicted area of inundation can be mapped.
100-year floodplain	This is the land that will be covered by a 100-year flood and is the standard used by the National Flood Insurance Program to manage floodplains and determine the need for flood insurance. Local communities require new homes and businesses to be built at or above the 100-year floodplain. The floodplain map figures very importantly in building permits, environmental regulations, and flood insurance.
100-year rainfall event	A rainfall event that has a 1 percent probability of occurring at a location in any given year.
25-year rainfall event	A rainfall event that has a 4 percent probability of occurring at a location in any given year.
5-year rainfall event	A rainfall event that has a 20 percent probability of occurring at a location in any given year.
Abutting	See Adjacent.
Activity-based Recreation	Recreation which is user-oriented independent of location or the natural environment. Includes such activities as soccer, softball, football, tennis, bocce ball, Frisbee golf, golf and facilities such as playgrounds, swimming pools, libraries, playing fields, golf courses, picnic pavilions and barbeque pits/stands, and buildings other than restroom facilities.
Ad Valorem	A tax levied on the assessed value, net of any exemptions, of real or personal property. This is commonly referred to as "property tax."
Adjacent	Contiguous, next to. When determining whether one land use or zoning district is adjacent to another, the existence of an intervening right-of-way in the form of alleys, roads, easements, greenbelts, drainage ditches, etc., shall not be considered disjointed if the right-of-way, or total distance, is 200 feet wide or less. The existence of an intervening manmade or natural waterbody shall not be considered if it is 250 feet wide or less (measured between mean high water lines or apparent high water lines).
Aquaculture	The cultivation of fish, mollusks and other aquatic organisms in fresh or salt water for human use.

Aquatic vegetation	This includes plants that must complete part or all of their life cycle in or near the water. In-water plants can be either rooted in the mud or floating without anchorage.
Aquifer	A saturated geologic formation that will yield a usable quantity of water via a well or spring.
Archaeological Predictive Model	A model created for the 2008 Survey of Historical Resources that predicts the probability of archaeological site location throughout Charlotte County.
Archaeological sites	Any archaeologically significant site that appears on the National Register of Historic Places, is National Register eligible, or is recognized by the Division of Historic Resources, Florida Department of State, in the Florida Master Site File, or appears in the inventory of the "Survey of Historical Resources, Charlotte County, Florida," prepared in 2008.
Arterial Roadway	These are the roadways that provide the highest level of mobility at the greatest vehicular speeds for the longest uninterrupted distances. These roadways serve as the primary connectors between cities, regions, and bordering major shopping areas, high density residential developments, regional hospitals, and other regional scale developments serving high volumes of traffic.
Artesian well	An artesian well is one in which groundwater flows upward through a well without the need for pumping. Water may even reach the ground surface if the natural pressure is high enough.
Barrier island	This is a long, broad, sandy island lying parallel to a shore that is formed by humans or out of natural phenomenon by the action of waves, currents, and winds and that protects the shore from the effects of the Gulf of Mexico.

Base Density	<ul style="list-style-type: none"> • When consistency exists between the future land use map category and the zoning designation, the base density is the number of residential density units permitted by a lot or parcel's existing zoning district per gross acre of land and is determined by multiplying the zoning unit density by the total land area within the boundaries of a lot or parcel. • If there is an inconsistency between the future land use map category and the zoning district, the base density is determined using the least intensive zoning district that implements the existing future land use map designation. • If the future land use map category does not allow residential development, as in the case of Public Lands and Facilities, then the base density is considered zero despite the fact that the zoning district may allow residential development. • Outside the Urban Service Area, the density for platted lands that existed as of February 1, 1992 which are divided into individual lots of size less than that allowed by existing Zoning shall be one density unit per lot or parcel. In all other instances, the density shall be base density.
Beach	The unvegetated zone of small, unconsolidated material (typically sands and shell) that is contiguous with the tidal waters of Charlotte County, including Charlotte Harbor, the Myakka River, Peace River, and the Gulf of Mexico and extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation (usually the effective limit of storm waves).
Beach renourishment	Beach renourishment is also referred to as beach replenishment. It is a technique used to restore an eroding or lost beach and involves placing appropriately sourced sand on the shoreline to widen the beach for the purpose of protecting adjoining natural and man-made assets.
Benthic resources	Benthic resources include all things found within the benthic zone, which is defined as the bottom of a body of water. The organisms that inhabit the benthic zone are called Benthos. They include sessile forms (e.g., sponges, oysters, and corals), creeping organisms (e.g., crabs and snails), burrowing animals (e.g., many clams and worms), fish including rays, small sharks, and flatfish,, plants and seagrasses such as eel grass, sea lettuce, shoal grass, turtle grass, manatee grass, cord grass and spartina.
Blueway	A blueway is a water path or trail that is developed with launch points, camping locations and points of interest for canoeists, kayakers and others water enthusiasts.

Bona Fide Agriculture	Good faith commercial agricultural use of the land.
Boating Facility	All single or multiple use facilities, associated features and services (public or private) that provide for boating access, regardless of vessel size or use, to the coastal environment; including, but not limited to, boat ramps, jetties, marinas, yacht clubs, docks, slipways, piers, mooring fields, boat storage areas, lifts, locks, communication facilities, etc.
Buffer	<ul style="list-style-type: none"> • A strip of land planted with trees, shrubs, berms, or other approved method which separates a project's pavement and structures from adjacent property or rights-of-way. • A combination of physical space and vertical elements, such as trees, plants, berms, fences, or walls, the purpose of which is to separate and screen land uses from one another.
Capital Improvement	Any physical asset constructed or purchased to provide, improve, or replace a public facility, which is large in scale and high in cost. The cost of a capital improvement is generally nonrecurring and projects may require multi-year funding.
Catalyst Sites	The areas where people have traditionally gathered, or where they are expected to gather in the future, and which are anticipated to generate economic development opportunities. These may include a single or several built features, natural features, or a combination of both.
Centralized Potable Water or Sanitary Sewer Systems	A system established for the distribution of potable water or the collection of wastewater, and which has been granted a certificate to serve a delineated area by the Florida Public Service Commission or the Board of County Commissioners. Such systems may be owned and operated by public, private for-profit, or private not-for-profit organizations.
Certificated Utility Service Area	This is a described area of a County wherein a utility is granted the right to be the sole provider of a stipulated service. The certificate or rights are conferred by a County or the Public Service Commission.
Cluster	A site-planning technique that concentrates buildings and structures in specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open space, agriculture, and preservation of features and structures with environmental, historical, cultural, or other significance. The techniques used to concentrate development may include a reduction in lot area, setback requirements, or bulk requirements.

Coastal Construction Control Line	The line established pursuant to the provisions of Chapter 161.053, Florida Statutes, and recorded in the official records of the county, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves, or other weather conditions.
Coastal High Hazard Area	All lands that are seaward of the Category 2 Landfalling Storm Surge Zone.
Coastal Planning Area	Includes all tidal areas and adjacent lands below the most-recently delineated five-foot contour for Charlotte County.
Collector Roadway	These roadways provide an intra regional level of mobility, connecting the arterial network with the local roadways. These roadways provide service to any areas not serviced by arterials and service land use of a regional importance such as schools, parks, and smaller scale retail use. Also, these roadways collect traffic from the local roadway network and distribute them to the major collector or arterial system. In addition, these roadways provide service to smaller municipalities and link to important small scale land use serving the local community.
Concurrency Management	The process of evaluating a development project's impacts on public facilities to ensure that adopted level of service standards are achieved and maintain for those facilities.
Conditionally Exempt Small Quantity Generator	Any commercial or industrial facility that produces 100 kilograms (220 pounds) or less of hazardous waste per month, or one kilogram or less of acutely hazardous material.
Conservation Easement	A legal agreement a property owner undertakes to restrict in perpetuity the type and amount of development that may take place on his or her property. An easement spells out the rights the landowner retains and the restrictions on use of the property. Each of these rights and restrictions is negotiated between the landowner and the conservation organization or governmental agency holding the easement. A conservation easement may be tailored to the resources of the particular property and to the desires of the landowner.
Contiguous	See Adjacent.
Covenants	A legal obligation imposed in a deed by the seller upon the buyer of real estate to do or not to do something. Such restrictions frequently "run with the land" and are enforceable on subsequent buyers of the property. Restrictive covenants may arise from many sources, and may be registered against titles or included in leases.
Critical habitat	Habitat on which listed species have been observed by a professional biologist or ecologist breeding, nesting, sheltering, nursing young, or roosting.

De Minimis Impact	A de minimis impact is an impact that would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the local government. No impact will be de minimis if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility; provided however, that an impact of a single family home on an existing lot will constitute a de minimis impact on all roadways regardless of the level of the deficiency of the roadway. Further, no impact will be de minimis if it would exceed the adopted level-of-service standard of any affected designated hurricane evacuation routes. FS 163.3180(6).
Deed Restrictions	Deed restrictions are written agreements that restrict, or limit, the use or activities that may take place on property in a subdivision. These restrictions appear in the real property records of the county in which the property is located. They are private agreements and are binding upon every owner in a subdivision. All future owners become a party to these agreements when they purchase property in deed restricted areas.
Density (residential)	The number of residential dwelling units permitted per gross acre of land. In the determination of the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit.
Density unit	A development right which equals one increment of housing designed and intended for residential use by one family, whether a single family residence, mobile home, manufactured home, or as part of a duplex, apartment, or condominium project.
Detrimental	Causing harm or injury.

Development	<p>Making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels. The following activities or uses shall be taken to involve development:</p> <ul style="list-style-type: none"> a. A reconstruction, alteration of the size, or material change in the external appearance of a structure on land. b. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land. c. Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal. d. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land. e. Demolition of a structure. f. Clearing of land as part of construction activities. g. Deposit of refuse, solid or liquid waste, or fill on a parcel of land. <p>The following operations or uses shall not be taken to involve development:</p> <ul style="list-style-type: none"> a. Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way. b. Work by any utility and other persons engaged in the distribution or transmission of gas, electricity, or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected land owners. c. Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure. d. The use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling. e. The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes. f. A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class. g. A change in the ownership or form of ownership of any parcel or structure. h. The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land. <p>Development as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, development refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Florida Statutes 380.04.</p>
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Development of Regional Impact	Any development which, because of its character, magnitude, or location would have a substantial effect upon the health, safety, or welfare of citizens of more than one county. Florida Statutes 380.06.
Development Order	Any order granting, denying, or granting with conditions an application for a development permit.
Dredging	Any activity conducted to excavate material underwater or deepen a water body, waterway, harbor or channel to provide for boat use or the collection of living or non-living resources.
Dock	Any structure constructed on the land, in or on the water to serve as a landing or mooring area for a boat or vessel of any size.
Dune	A mound, bluff or ridge of loose sediment, usually sand-sized sediment, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with vegetation and is subject to fluctuations in configuration and location.
Ecological integrity	Ecological integrity is the condition in which the ecological processes and biological communities of a natural eco-system function in a relatively self-sustaining equilibrium.
Ecosystems	A dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.
Environmentally Sensitive or Environmentally Sensitive Resource	An environmentally sensitive resource can be any wetland, any natural community ranked G1, G2, S1, S2, or S3 in the most recent edition of the Guide to Natural Communities of Florida, or any land area wherein a wildlife or plant species listed by the State of Florida or the United States as endangered or threatened is living; this also includes any land within the ½ mile of the creek system of the Reservoir Protection Overlay District and any land within the Prime Aquifer Recharge Area; this also includes lands encompassing historic flowways.
Equivalent Residential Connection	A value normalizing utility usage in terms of a residential account.
Estuary	The zone where a river meets the sea, influenced by river flows and tides and characterized by a gradient from fresh to salt water.
Extraordinary public access to the waterfront	A unique or unprecedented service given to the public by a private development.
Filling	The placement of any material into a wetland, waterbody, or on land.
Fiscal Neutrality	Related to taxation, when sufficient revenues exist to cover expenditures. A project is said to be fiscally neutral when it does not impose any unfunded costs that must be bore by others through taxes or some other funding mechanism outside the project.
Floor area ratio	The ratio of gross floor area of all structures on a lot to total lot area.

Florida-friendly Landscaping	An integrated and environmentally sustainable approach to landscaping that permits the use of plants that thrive with minimal maintenance of supplemental watering, or the use of fertilizers and pesticides after the establishment period. While it shares many of the same objectives as Xeriscaping, Florida-friendly Landscaping specifically addresses the unique climate of Southwest Florida, a sub-tropical peninsula.
Future planned conservation lands	These are lands that are listed and/or mapped by Federal, State, or local departments for potential acquisition.
Green Building	Structures that incorporate the principles of sustainable design - design in which the impact of a building on the environment will be minimal over the life of that building. Green buildings incorporate principles of energy and resource efficiency, practical application of waste reduction and pollution prevention, good indoor air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and eventual reuse of building material after demolition.
Green Infrastructure	An interconnected network of open spaces and natural areas, such as buffers, greenways, wetlands, parks, and forest preserves, that naturally manage stormwater, reduces flooding risk, preserves and improves water quality.
Greenways	A corridor of undeveloped land, as along a river or between urban centers that is reserved for recreational use or environmental preservation.
Groundwater	Water beneath the surface of the ground.
Group Home	A residential facility licensed under Chapter 393.063, F.S., which provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of its unrelated residents. The capacity of such a facility shall be at least 4 but not more than 15 residents.
Habitat	The area occupied by an organism or group of organisms.
Habitat Conservation Plan	Under the Endangered Species Act, a Habitat Conservation Plan provides a framework for people to complete projects while conserving at-risk species of plants and animals.
Harmful	Anything that degrades the quality and quantity of a natural resource.

Historical or archeological resources	Any prehistoric, historic, or archeological district, site, building, structure, or object included in the National Register of Public Places, Florida Master Site File or Local Register or which may be deemed to be a prehistoric, historic, or archeological district, site, building, structure, or object by an archeologist registered with the Society of Professional Archaeologists; such term includes mounds, artifacts, records, and remains which are related to such a district, site, building, structure, object, or culture.
Household Hazardous Waste	Household products that contain corrosive, toxic, ignitable, or reactive ingredients such as paints, cleaners, oils, batteries, and pesticides.
Housing Assistance Plan	The Housing Assistance Plan is created to meet the housing needs of very low, low and moderate income households and to expand production of and preserve affordable housing.
Hydroperiod	The period of time during which a wetland is covered by water.
Incremental DRI	Developments of Regional Impact can consist of separate phases, which are called increments, of the development.
Impact Fees	A fee charged by local governments to developers as a total or partial reimbursement for the cost of the capacity consumed of public facilities or services (e.g. roads, new sewers, etc.).
Impervious Surface	A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. The term includes streets, roofs, sidewalks, parking lots and similar structures.
In the public interest	Public interest refers to the beneficial and adverse impacts and effects of a project upon members of the general public, especially residents who are not the owners and/or developers of the project. To the extent that the value of such public benefits is greater than the public costs embodied in adverse environmental, economic and fiscal effects, a proposed project may be credited with net public benefits. "In the public interest" is ultimately determined by the Board of County Commissioners.
Infrastructure, Urban	Those manmade structures which are designed to serve the common needs of the population within the Urban Service Area, such as, but not limited to, centralized sewage disposal systems, centralized potable water systems, and urban cross-sections for roadways.

Invasive Exotic Plants	Non-native plants having the capacity to compete and proliferate in introduced environments. The most important aspect of an invasive exotic plant is how it responds to a new environment. An invasive plant displays rapid growth and spread, allowing it to establish over large areas. Because it is free from the vast and complex array of natural controls present in its native land, including herbivores, parasites, and diseases; invasive plants may experience rapid and unrestricted growth in new environments. Their phenomenal growth allows them to overwhelm and displace existing vegetation and form dense one-species stands.
Land Development Regulations	Local zoning, subdivision, building, and other regulations controlling the development and use of land and buildings or improvement upon the land.
Land Use	The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.
Leadership in Energy and Environmental Design	The LEED Green Building Rating System is a voluntary, consensus-based national rating system for developing high-performance, sustainable buildings. LEED addresses all building types and emphasizes state-of-the-art strategies in five areas: sustainable site development, water savings, energy efficiency, materials and resources selection, and indoor environmental quality.
Level of Service	A capacity measure for public facilities and services to ensure a certain quality of life.
Leverage	The use of a small initial investment, credit, or borrowed funds to gain a very high return in relation to one's investment, to control a much larger investment, or to reduce one's own liability for any loss.
Linear Facilities	These are items such as electric transmission and distribution facilities, telecommunications transmission and distribution facilities, pipeline transmission and distribution facilities, public transportation corridors, and related appurtenances.
Listed, Flora and Fauna or Species	These are species that are listed by the: <ul style="list-style-type: none"> • Federal government as endangered and threatened wildlife and plants. • State of Florida as endangered, threatened, and species of special concern (animals) or endangered, threatened, and commercially exploited (plants), which lists are maintained by the Florida Fish and Wildlife Conservation Commission and Florida Department of Agriculture and Consumer Services (DOACS) respectively.

Littoral Shelf(ves)	Shallow sloping areas in stormwater ponds and excavations that provide habitat for rooted plant life.
Littoral Zone (lake)	The shallow water and vegetated area along the shore of a lake or pond, where light penetration is sufficient for the establishment of rooted plants and which is the most productive zone of the lake.
Live/work Spaces	A selling unit used for both dwelling purposes and any nonresidential use permitted in the zoning district in which the unit is located, provided that not more than one person who does not reside in the unit is employed on the premises and no more than 50 percent of the building is available as commercial or office space.
Local Road	These roadways provide the lowest level of mobility by accessing adjacent land use, serving local trip purposes, and connecting to higher order roadways.
Lot(s)	A unit of land included in a subdivision plat occupied or designed to be occupied by a main building and the accessory buildings or uses customarily incidental to such main building, including such open spaces or recreational uses as may be required and may be arranged and designed to be used in connection with such buildings. The subdivision plat must be legally approved and recorded with the Clerk of the Circuit Court.
Low Impact Development	A more environmentally sensitive approach to developing land and managing stormwater runoff, which aims to keep pollutants out of natural waterbodies by protecting native vegetation, reducing the amount of hard surfaces and compaction of the soil, treating stormwater runoff close to its source, and slowing the flow of runoff so that it is closer to pre-development flow rates.
Mangroves	In south Florida, one of four species of trees capable of living in salt water or saline soils: Red mangrove (<i>Rhizophora mangle</i>), Black mangrove (<i>Avicennia germinans</i>), White mangrove (<i>Laguncularia racemosa</i>) and Buttonwood (<i>Conocarpus erecta</i>).
Mean High-water	The average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value.
Mean High-water Line	The intersection of the tidal plane of mean high water with the shore as determined and approved by the Department of Environmental Protection.
Mitigation	Measures taken to eliminate or minimize damages from development activities by replacement of the resource or other means of compensation.

Municipal Service Benefit Unit	A specific benefit assessment unit established by a local government in order to fund the construction and maintenance of infrastructure within the geographic boundaries of the unit. May also fund services.
Municipal Services Taxing Unit	A specific benefit assessment unit established by a local government in order to fund the construction and maintenance of infrastructure within the geographic boundaries of the unit. May also fund services.
Municipality	An incorporated city or town.
Natural Recharge Area	Land or water areas through which groundwater in the Florida aquifers is replenished.
Natural Resources	Land, air, water, ground water, drinking water supplies, fish and their habitats, wildlife and their habitats, biota and other such resources belonging to, managed by, held in trust by, appertaining to, or otherwise controlled by a governmental entity.
Node	An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar or related uses.
Nonpoint source pollution	<p>Nonpoint source pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. This pollution, transported by rainfall (or snowmelt), moves over and through the ground. Generally, as the water flows, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even underground sources of drinking water. These pollutants include:</p> <ul style="list-style-type: none"> a. Excess fertilizers, herbicides, and insecticides from agricultural lands and residential areas; b. Oil, grease, and toxic chemicals from urban runoff and energy production; c. Sediment from improperly managed construction sites, crop and forest lands, and eroding stream banks; d. Salt from irrigation practices and acid drainage from abandoned mines; e. Bacteria and nutrients from livestock, pet wastes, and faulty septic systems; f. Atmospheric deposition and hydromodification are also sources of nonpoint source pollution.
Open Space, Burnt Store Overlay District	Open space shall include commonly-maintained man-made water-bodies (except that the feature shall not count as more than ten percent of the total open space requirement), recreational facilities, parks, sidewalks and trails, natural preserve areas, or other commonly owned or maintained areas of pervious surface.
Open Space, Parks	An area of land or water that is valued for its ecology, natural resources and wildlife; historic or scenic quality; or active and passive recreation.

Package Treatment Plant	A system for treating small sewage flows from relatively isolated wastewater sources that would produce flows greater than those practically managed by a septic system.
Parcel(s)	Land that has not been legally subdivided.
Parks	Land that is owned or controlled for the purpose of providing parks, recreation, or open space for public or private use.
Per Capita	Per unit of population; per person
Permit	Permit includes any approved application for building permit, zoning permit, plat approval, or rezoning, certification, special exception, variance, or other action permitting development within the county.
Pervious Surface	A pervious surface is one that allows runoff water to filter into the ground, which enables natural groundwater to naturally recharge, helps with filtration of pollutants, and reduces erosion, sedimentation and flooding.
Plan Amendment	A change in text to any adopted elements of the County's comprehensive plan; this includes changes to the wording of any goals, objectives and policies and any adopted maps or appendices.
Point Source Pollution	Any single identifiable source of pollution from which pollutants are discharged, such as a pipe, ditch, ship or factory smokestack. Factories and sewage treatment plants are two common types of point sources. Large farms that raise livestock, such as cows, pigs and chickens, are also sources of point source pollution. Point source pollutants are generally considered to be from fixed (immobile) facilities.
Potable Water	Water of sufficiently high quality that it can be consumed or used without risk of immediate or long term harm.
Pro Rata Share	In proportion, according to a factor that can be calculated exactly.
Preservation	Areas intended to remain in a predominately natural or undeveloped state to provide resource protection and possible opportunities for passive recreation and environmental education for present and future generations.
Recharge	The natural process of infiltration and percolation of precipitation from land areas or streams through permeable soils into water-holding rocks that provide underground storage.

Recreational and Commercial Working Waterfront	Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or are support facilities for recreational, commercial, research, or governmental vessels. These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over water. These facilities may include public lodging establishments, as defined in 509.242(1), F.S., if it is associated with a marina use. As used in this section, the term “vessel” has the same meaning as in s. 327.02(37), F.S. Seaports are excluded from the definition.
Recyclable Materials	Reusable materials including, but not limited to metals, glass, plastic, wood, and paper that are intended for remanufacturing or reconstitution. Recyclable materials do not include hazardous waste.
Regional Economic Development	This is any development that enables greater production, increased employment, or the better distribution of goods and services within the Southwest Florida region. It includes research centers (medical related or high-tech), green manufacturing and processing facilities, university campus (including but not limited to agricultural research), eco-tourism, or agricultural processing.
Replat	The act of platting the lots, parcels, and easements in a recorded subdivision plat to achieve a reconfiguration of the existing subdivision or to increase or decrease the number of lots in the subdivision
Resource-based recreation	Recreational activities that are essentially dependent upon the natural, scenic, or historic resources of the area provided the associated activities do not have significant adverse impacts on the ecological integrity or ecological or historical values of the resources in these areas. Resource-based facilities include such items as nature trails and picnic areas, bridle trails, and look-out towers or bird-watching blinds.
Rezoning	An amendment to the official zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated lot, parcel or land area.
Rural Commercial	Rural commercial uses are limited to those uses that have a functional relationship to the social and economic needs of the residents within the planned community and surrounding area and may include a general store, farm equipment and feed stores, veterinarians and other businesses that support local agriculture, equipment and car repair, video rental, personal services, business services, small scale retail stores, and sit-down restaurants.

Rural Industrial	Rural industrial uses include agricultural processing and packaging plants, agricultural storage facilities, slaughterhouses, animal reduction yards, bio-fuel production plants
Rural Residential Open Space	<p>The open space that is required as a part of a Conservation Subdivision or Rural Community Mixed Use development. At least 50 percent of this open space shall remain undeveloped. The remaining 50 percent may contain:</p> <ul style="list-style-type: none"> a. bike paths, b. hiking trails, c. equestrian trails, d. canoeing and kayaking facilities, e. fishing facilities such as docks and limited storage for non-motorized boats, f. agricultural uses including accessory uses, g. stormwater management systems serving the community provided the stormwater systems are unfenced and are surrounded by, or adjoin, areas that are improved for use by wildlife and accessible to the residents of the development, and h. any required buffers. <p>Existing agricultural areas may be maintained in agriculture, natural lands reserved as open space shall not be converted to agricultural uses.</p> <p>Golf courses shall not qualify as Rural Residential Open Space.</p>
Rural Recreational	<p>Rural recreation uses include:</p> <ul style="list-style-type: none"> • equestrian facilities, • hunting lodges and associated facilities, • camp grounds and associated facilities, • trail heads and trail facilities, • fishing camps and associated facilities, • shooting ranges, • ATV parks, • agri-tourism and associated facilities, <p>and similar uses.</p>
Rural Service Area	The area of Charlotte County not included in the Urban Service Area.
Saltwater Intrusion	The movement of saltwater into a non-saltwater environment.
Septic System	A subsurface wastewater system consisting of a settling tank and a subsurface disposal field.

Smart Growth	Smart growth is a compact, efficient, and environmentally sensitive pattern of development that provides people with additional travel, housing, and employment choices by focusing future growth away from rural areas and closer to existing and planned job centers and public facilities.
State Housing Initiatives Partnership	This program was created by the State of Florida for the purpose of providing funds to counties and eligible municipalities as an incentive for the creation of local housing partnerships, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing, and to increase housing-related employment. This program assists very-low-, low-, and moderate-income individuals to obtain safe and stable housing. It is funded by the Florida Housing Trust Fund created under the Lawton Chiles Administration and gets its funding from the Document Stamps paid when properties are bought and sold in Florida.
Strip Commercial	Linear commercial development, usually one-storey high and one-structure deep, that front on a major street. There are no provisions for pedestrian access between individual uses and the buildings are arranged linearly rather than clustered with no integration among individual uses.
Stormwater	The flow of water which results from a rainfall event.
Structure	Structure means anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, signs, swimming pools, poles, pipelines, transmission lines, parking lots and tracks.
Subdivision Plat	A map an associated required information laying out a parcel or tract of land into lots, blocks, streets, and public areas. A subdivision plat may be a replat.
Transfer of Density Units	A process by which residential density units may be transferred from one parcel to another.
Transfer Station	A solid waste facility at which solid waste collected from any source is temporarily deposited to await transportation to another facility.
Transit	A transportation system consisting of the means and equipment necessary for the movement of passengers or goods from one place to another place.
Unincorporated Area	A regional of land that is not part of any municipality.

Urban Service Area	A defined area, not always coincidental with a municipality's corporate boundaries, that defines the geographical limits of government-supplied public facilities and services.
Urban Sprawl	Low density development beyond the edge of service and employment, which separates where people live from where they shop, work, recreate and educate thus requiring cars to move between zones.
Vehicle Miles Traveled	An indicator of vehicle use measured by the total distance (miles) traveled on roads and highways within the planning time period in Charlotte County.
Viewshed	Physiographic area composed of land, water, biotic, and cultural elements which may be viewed and mapped from one or more viewpoints and which has inherent scenic qualities and/or aesthetic values as determined by those who view it.
Water-dependent Uses	Uses that can only be conducted on, in, over, or adjacent to the water; each involves, as an integral part of the use, direct access to and use of the water. Uses, or portions of uses, that can function on sites not adjacent to the water are not considered water-dependent regardless of the economic advantages that may be gained from a waterfront location. A proposed use will not be considered water-dependent if either the use can function away from the water or if the water body proposed is unsuitable for the use.
Watershed	<ul style="list-style-type: none"> • A region or area bounded peripherally by a divide and draining ultimately to a particular watercourse or body of water. • A drainage area or drainage basin(s) contributing to the flow of water in a receiving body of water.